

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT
DOMUS Deer Street Kings Beach Housing Now Affordable Housing Project
Placer County
March 1, 2010

Placer County has prepared an Environmental Review Record (ERR) as required by the National Environmental Policy Act (NEPA) for the following project. The project, located at 325, 348, and 385 Deer St. (APNs 090-064-013-000, 090-064-012-000 & 090-067-017-000), includes 18 new units. Placer County intends to use approximately \$2,000,000 of Federal Home Investment Partnership Program (HOME) funds from the California State Department of Housing and Community Development (HCD) for this project. Placer County proposes to request HCD release HOME funds under Title 25 of the California Code of Regulations as amended May 20, 2009 and the Cranston-Gonzales National Affordable Housing Act of 1990, as amended, to undertake a project known as DOMUS Kings Beach Housing Now. This project proposes to demolish 20 housing units, consisting of 9 one-bedrooms and 11 studios and construct 18 new affordable housing units with a total of 42 bedrooms in Kings Beach, California. The total project costs are estimated to be \$8,363,630.

Remediation, in accordance with Federal and State regulations will be performed where evidence of asbestos and/or lead-based paint are found. Relocation of existing tenants will be carried out according to all Federal and State Relocation laws. Those current residents who are income eligible will be able to apply for occupancy in the newly constructed units, with preference given them, in accordance with California Redevelopment Law. Development will be subject to all conditions of approvals of the Tahoe Regional Planning Agency and Placer County as outlined in the ERR.

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Placer County has determined that the project and the request for the release of funds will not constitute an action significantly affecting the quality of the human environment. Therefore, on the basis of the Environmental Assessment and ERR, Placer County has decided not to prepare an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA). Additional project information, including the Environmental Assessment is contained in the ERR. This documents the environmental review of the project and more fully sets forth the reasons why an Environmental Impact Statement under the NEPA is not required. This ERR is on file at the Placer County Redevelopment Agency, 3091 County Center Drive, Suite 260, Auburn CA 95603 and the Placer County Tahoe City office at 565 W Lake Blvd., Tahoe City, CA 96145, and may be examined or copied weekdays from 8:00 a.m. to 5:00 p.m.

No further environmental review of such project is proposed to be conducted, prior to the request for the release of Federal Funds.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this decision about the project is invited to submit written comments for consideration by Placer County to the undersigned. All comments received by March 16, 2010, will be considered by the Placer County Redevelopment Agency and the County will not request release of Federal funds or take any administrative action on this project prior to March 16, 2010. Commenters should specify which part of the ERR or procedures they are addressing.

Placer County certifies to HOME that Joanne Auerbach, NEPA Certifying Officer, in her capacity as Housing Program Coordinator, in accordance with Board of Supervisor's Resolution 202-157, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied.

Joanne Auerbach, Housing Program Coordinator
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